



# FREQUENTLY ASKED QUESTIONS

EQUESTRIAN RELOCATION  
LOT 6 BOWERING ROAD ALDINGA

## PROJECT BACKGROUND

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The Aldinga Sports Park Masterplan identifies the relocation of the Aldinga equestrian facilities to a new location to enable the construction of new soccer facilities adjacent to the Aldinga Payinthe School.

Relocation of the equestrian facilities provides the opportunity to relocate equestrian activities to a more suitable site. A shortlist of sites for equestrian relocation was presented to council, identified through a city-wide investigation of several options. After these investigations, a portion of the site at Lot 6 Bowering Hill Road was selected as the preferred and most appropriate option both by the Council and the equestrian clubs. This land is surplus to Renewal SA's requirements and is being acquired by Council.

Formal public notification of the development proposal will be undertaken as required by the *Planning, Development and Infrastructure Act 2016*. Adjoining neighbours will be notified of the proposed development and have the opportunity to comment at this time.

Once acquired, the land will be incorporated into Council's Community Land Management Plan for Sportsgrounds. We are proposing to provide the Aldinga Bay Riding Club Inc and Southern Vales Dressage Club Inc with a license over the site as per the requirements of the *Local Government Act 1999*.

A facilities concept plan has also been developed with the clubs and will replicate the existing facilities at the Aldinga Sports Park.

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### WHY ARE THE EXISTING EQUESTRIAN FACILITIES BEING MOVED?

The relocation of Aldinga Sports Park equestrian facilities to a new location will enable construction of new soccer facilities including a clubroom building and soccer pitch which will be developed in the current location of the Aldinga equestrian facilities adjacent to the Aldinga Payinthe School.

Construction of new soccer facilities at Aldinga Sports Park cannot start until the construction of equestrian facilities at the new site are nearing completion.

The Federal Funding Grant Deed requires these facilities to be completed within a

designated timeframe.

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### WHY HAS THE BOWERING HILL ROAD LOCATION BEEN SELECTED?

Lot 6 Bowering Hill Road meets the required criteria and presents an excellent opportunity for equestrian relocation to a rural area.

The site is ideally located, approximately 2km from the existing equestrian facilities at Aldinga Sports Park. It is relatively flat, located adjacent services and includes a vegetation buffer on the northern boundary. It also has southern views to Willunga, an outlook similar to the Aldinga Sports Park, that can continue to be enjoyed.

This site does not have the constraints of other sites that were considered and will not impact or be impacted by other sports or residential stakeholders.

Future development of the adjoining Renewal SA lots will be restricted by Character Preservation District requirements, with residential development restricted.

The zoning and surrounds provide security for continued suitability of equestrian use and confidence in the clubs' longevity at this site. The 6-hectares of available land provides ample space for the relocation of existing facilities and continued equestrian activities.

The equestrian clubs also support relocation to this site.

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### **DID COUNCIL HAVE TO PURCHASE THE LAND?**

Yes, Council have purchased the land from Renewal SA.

Several council owned sites were investigated for suitability for the equestrian facility relocation, including Wilfred Taylor Reserve, Morphett Vale and Jay Drive, Willunga. However, these were found not to be suitable.

Other opportunities for leasing State Government land were also investigated, however, the Renewal SA site option at Bowering Hill Road, presented the best long-term outcome for Council and the clubs.

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### **IS DEVELOPMENT APPROVAL REQUIRED?**

A development application has been lodged to change the category of use of the land from primary production to recreation (equestrian). Formal public notification of the development proposal will be undertaken as required by the *Planning, Development and*

*Infrastructure Act 2016*. Adjoining neighbours will be notified of the proposed development and have a further opportunity to comment at this time. A full copy of the application details will be available to view at that time.

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### **IS THIS USE COMPATIBLE WITH THE ZONING AND CHARACTER PRESERVATION DISTRICT PLANNING?**

The land is surplus to state government requirements as it is located within the Rural Zone and within Character Preservation District Overlay, which restricts land division and residential development.

Through the re-arrangement of allotment boundaries, there are no additional lots being created to accommodate the equestrian use.

The equestrian use is considered to be compatible within a rural zone. There should be minimal interface impacts with rural activities, however noise, dust and traffic will be managed carefully.

A development application has been lodged to change the use from primary production / agriculture to the proposed equestrian use. Adjoining neighbours will be notified of the proposed development and have the opportunity to comment.

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### **WHAT WILL THE NEW FACILITIES INCLUDE?**

The new facilities will include:

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- Four sand competition arenas
  - Two sand training arenas
  - Circular sand lunging yard
  - Day yards

- Horse wash bay
- Storage shed
- Fencing
- Clubroom building (approx. 60m2 modular/transportable with a viewing veranda and commentary box)

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## HOW IS THE PROJECT BEING FUNDED?

Council has an approved budget of \$1.575m to support relocation of Aldinga equestrian, including the construction of new facilities.

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## WHEN WILL THE RELOCATION WORK OCCUR?

Construction of the new equestrian facilities will commence following settlement in late 2022 and may be staged.

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## WILL THERE BE ANY IMPACTS ON TRAFFIC?

The equestrian clubs will use the site on weekends outside of peak times.

Preliminary advice notes that adequate measures are implemented to ensure road safety and to minimise any impacts on traffic in the area.

Further information will be available during consultation on the development application.

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## FURTHER INFORMATION?

If you require further information, please email us at [yoursay@onkaparinga.sa.gov.au](mailto:yoursay@onkaparinga.sa.gov.au) or call us on 8384 0666.